

EXHIBIT 3

Residential Income Property Appraisal Report

File #

woodbine162b

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address **162 Woodbine Street** City **Pawtucket** State **RI** Zip Code **02860**
 Borrower **Martinez, Juan/Maria** Owner of Public Record **Martinez** County **Providence**
 Legal Description **Volume 1602, Page 110**
 Assessor's Parcel # **Plat 8, Lot 121** Tax Year **2007** R.E. Taxes **\$2836.13**
 Neighborhood Name **Broadway** Map Reference **8/121** Census Tract **0154.00**
 Occupant ☒ Owner ☒ Tenant ☐ Vacant Special Assessments \$ **0** ☐ PUD HOA \$ **0** ☐ per year ☐ per month
 Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)
 Assignment Type ☐ Purchase Transaction ☐ Refinance Transaction ☒ Other (describe) **Estimate Fair Market Value**
 Lender/Client **Atty. John B. Ennis** Address **1200 Reservoir Avenue Cranston RI 02920**
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? ☐ Yes ☒ No
 Report data source(s) used, offering price(s), and date(s). **Owner, MLS.**

I ☐ did ☐ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. **N/A**

Contract Price \$ _____ Date of Contract _____ Is the property seller the owner of public record? ☐ Yes ☐ No Data Source(s) _____
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? ☐ Yes ☐ No
 If Yes, report the total dollar amount and describe the items to be paid.

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics			2-4 Unit Housing Trends		2-4 Unit Housing		Present Land Use %	
Location	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input checked="" type="checkbox"/> Declining	PRICE	AGE	One-Unit	50	%
Built-Up	<input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input checked="" type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	30	%
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	175	Low 50	Multi-Family		%
Neighborhood Boundaries MA State Line (N) Armistice Blvd. (S)				325	High 125	Commercial	20	%
Newport Avenue (E) Route I-95 (W).				250	Pred. 80	Other		%

Neighborhood Description **Neighborhood is comprised of a compatible mix of various style single family, multi family and commercial properties. Surrounding properties appear to be well maintained. No unfavorable factors which would adversely affect marketability were noted.**

Market Conditions (including support for the above conclusions) **Property values have been decreasing over the past several months. Average marketing time for 2-4 family properties is 126 days. Mortgage rates are in the range of 6.5% for 30 year fixed rate. 2-4 Family property values have declined at a rate of 22.51% over the past year.**

Dimensions **50 x 100** Area **5,000 sf** Shape **Rectangular** View **NBHD View**

Specific Zoning Classification **RM** Zoning Description **Residential 5,000 sf min.**

Zoning Compliance ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)

Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No, describe

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	<input checked="" type="checkbox"/>		Water	<input checked="" type="checkbox"/>	Street	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>		Sanitary Sewer	<input checked="" type="checkbox"/>	Alley	<input type="checkbox"/>	<input type="checkbox"/>

FEMA Special Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone **C** FEMA Map # **440022 0001C** FEMA Map Date **4/01/82**

Are the utilities and off-site improvements typical for the market area? ☒ Yes ☐ No If No, describe

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? ☐ Yes ☒ No If Yes, describe

General Description		Foundation		Exterior Description materials/condition		Interior materials/condition	
Units <input checked="" type="checkbox"/> Two <input type="checkbox"/> Three <input type="checkbox"/> Four		<input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space		Foundation Walls Concrete/Avg.		Floors Vnyl/Cer/Fir	
<input type="checkbox"/> Accessory Unit (describe below)		<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement		Exterior Walls Asbsts Shng/Av		Walls Plaster/Avg.	
# of Stories 2 # of bldgs. 1		Basement Area 1211 sq. ft.		Roof Surface Asphlt. Shingle		Trim/Finish Pine/Avg.	
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det/End Unit		Basement Finish 85 %		Gutters & Downspouts Alum./Avg.		Bath Floor Cer/Vnyl/Av	
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.		<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump		Window Type Double Hung/Av		Bath Wainscot Ceram./Av	
Design (Style) 2 Family		Evidence of <input type="checkbox"/> Infestation		Storm Sash/Insulated Dble Panes		Car Storage	
Year Built 1930		<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement		Screens Yes		<input type="checkbox"/> None	
Effective Age (Yrs) 20 years		Heating/Cooling		Amenities		<input checked="" type="checkbox"/> Driveway # of Cars 4-5	
Attic <input type="checkbox"/> None		<input type="checkbox"/> FWA <input checked="" type="checkbox"/> HWBB <input type="checkbox"/> Radiant		<input type="checkbox"/> Fireplace(s) # <input type="checkbox"/> Woodstove(s) #		Driveway Surface Asphalt	
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs		<input type="checkbox"/> Other <input type="checkbox"/> Fuel Gas		<input type="checkbox"/> Patio/Deck <input checked="" type="checkbox"/> Fence		<input type="checkbox"/> Garage # of Cars	
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle		<input type="checkbox"/> Central Air Conditioning None		<input checked="" type="checkbox"/> Pool AbvGrd <input checked="" type="checkbox"/> Porch		<input type="checkbox"/> Carport # of Cars	
<input type="checkbox"/> Finished <input type="checkbox"/> Heated		<input type="checkbox"/> Individual <input type="checkbox"/> Other		<input type="checkbox"/> Other		<input type="checkbox"/> Att. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in	

# of Appliances	Refrigerator	Range/Oven	Dishwasher	Disposal	Microwave	Washer/Dryer	Other (describe)
Unit #1 contains:	Rooms 5	Bedroom(s) 3	Bath(s) 1	Square feet of Gross Living Area 1211			
Unit #2 contains:	Rooms 5	Bedroom(s) 3	Bath(s) 1	Square feet of Gross Living Area 1211			
Unit #3 contains:	Rooms	Bedroom(s)	Bath(s)	Square feet of Gross Living Area			
Unit #4 contains:	Rooms	Bedroom(s)	Bath(s)	Square feet of Gross Living Area			

Additional features (special energy efficient items, etc.) **2-168 sf Open Porches, 2-56 sf Open Porches, Fenced rear yard. The Pool is personal property and contributes no value.**

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). **The improvements evidence a normal degree of physical depreciation and are maintained in average condition. No functional or external obsolescence noted. No significant repairs are needed.**

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☐ Yes ☒ No If Yes, describe

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? ☒ Yes ☐ No If No, describe

Is the property subject to rent control? ☐ Yes ☒ No If Yes, describe

The following properties represent the most current, similar, and proximate comparable rental properties to the subject property. This analysis is intended to support the opinion of the market rent for the subject property.

FEATURE	SUBJECT	COMPARABLE RENTAL #1	COMPARABLE RENTAL #2	COMPARABLE RENTAL #3							
Address	162 Woodbine St. Pawtucket RI	247 Japonica St. Pawtucket RI	260 Japonica St. Pawtucket RI	102 Cole Street Pawtucket RI							
Proximity to Subject		1 Street-North	1 Street-North	.40 Miles-North							
Current Monthly Rent	\$ 600.00	\$ 1,800.00	\$ 1,500.00	\$ 1,700.00							
Rent/Gross Bldg. Area	\$ 0.25 sq. ft.	\$ 0.64 sq. ft.	\$ 0.72 sq. ft.	\$ 0.67 sq. ft.							
Rent Control	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
Data Source(s)	Owner	MLS #761210	MLS #738692	MLS #754296							
Date of Lease(s)	Month-Month	Month to Month	Month to Month	Month to Month							
Location	Average	Similar	Similar	Similar							
Actual Age	78 years	98 years	98 years	148 years							
Condition	Average	Similar	Similar	Similar							
Gross Building Area	2422	2834	2096	2552							
Unit Breakdown	Rm Count Tot Br Ba	Size Sq. Ft.	Rm Count Tot Br Ba	Size Sq. Ft.	Monthly Rent	Rm Count Tot Br Ba	Size Sq. Ft.	Monthly Rent	Rm Count Tot Br Ba	Size Sq. Ft.	Monthly Rent
Unit #1	5 3 1	1211	5 3 1	1417	\$900	5 2 1	1048	\$750	6 3 1	1276	\$850
Unit #2	5 3 1	1211	5 3 1	1417	\$900	5 2 1	1048	\$750	6 3 1	1276	\$850
Unit #3					\$			\$			\$
Unit #4					\$			\$			\$
Utilities Included	Water, Sewer Trash Coll. Gas Heat	Water, Sewer and Trash Collection	Water, Sewer and Trash Collection	Water, Sewer and Trash Collection							

Analysis of rental data and support for estimated market rents for the individual subject units reported below (including the adequacy of the comparables, rental concessions, etc.) **All rental Comps are in close proximity and are similar in locational influences. Comps 1 and 2 are in closest proximity.**

Rent Schedule: The appraiser must reconcile the applicable indicated monthly market rents to provide an opinion of the market rent for each unit in the subject property.

Unit #	Leases		Actual Rent		Opinion Of Market Rent		
	Lease Date		Per Unit		Total Rent	Per Unit	
	Begin Date	End Date	Unfurnished	Furnished		Unfurnished	Furnished
1	Owner		\$0	\$	\$900	\$	\$ 900.00
2	MTM		600		600.00	800	800.00
3							
4							
Comment on lease data Owner occup. 1st floor/2nd floor occ. by family member			Total Actual Monthly Rent		\$ 600.00	Total Gross Monthly Rent	\$ 1700.00
			Other Monthly Income (itemize)		\$	Other Monthly Income (itemize)	\$
			Total Actual Monthly Income		\$ 600.00	Total Estimated Monthly Income	\$ 1700.00
Utilities included in estimated rents <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Oil <input type="checkbox"/> Cable <input checked="" type="checkbox"/> Trash collection <input type="checkbox"/> Other (describe)							
Comments on actual or estimated rents and other monthly income (including personal property) Estimated rents are a reasonable reflection of current market conditions. Actual rent of 2nd floor unit is below market rent due to occupancy by a family member.							

I ☒ did ☐ did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s) **Assessor Records**

My research ☐ did ☒ did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) **Assessor Records**

Report the results of the research and analysis of the prior sale history of the subject property and comparable sales (report additional prior sales on page 4).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer	No sales noted	No sales noted	No sales noted	No sales noted
Price of Prior Sale/Transfer	in the past 3 years.	in the past 12 months	in the past 12 months	in the past 12 months
Data Source(s)				
Effective Date of Data Source(s)				

Analysis of prior sale history for the subject property and comparable sales **None noted.**

Residential Income Property Appraisal Report

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There are 4 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 182,500 to \$ 229,000	
There are 5 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$210,000 to \$ 230,000	
FEATURE	SUBJECT
Address 162 Woodbine St.	799 Central Avenue
Pawtucket RI	Pawtucket RI
Proximity to Subject	1 Mile-East
Sale Price	\$ 210,000
Sale Price/Gross Bldg. Area	\$ 92.35 sq. ft.
Gross Monthly Rent	\$ 1,700.00
Gross Rent Multiplier	123.53
Price Per Unit	\$ 105,000.00
Price Per Room	\$ 23,333.33
Price Per Bedroom	\$ 70,000.00
Rent Control	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Data Source(s)	MLS #735842
Verification Source(s)	Assessor Records
VALUE ADJUSTMENTS	DESCRIPTION
Sale or Financing Concessions	None noted
Date of Sale/Time	6/02/08
Location	Average
Leasehold/Fee Simple	Fee Simple
Site	5,000 sf
View	Local NBHD
Design (Style)	2 Family
Quality of Construction	Average
Actual Age	78 years
Condition	Average
Gross Building Area	2422
Unit Breakdown	Total Bdrms Baths
Unit #1	5 3 1
Unit #2	5 3 1
Unit #3	4 1 1
Unit #4	
Basement Description	Full Bsmnt.
Basement Finished Rooms	1029 sf Fin
Functional Utility	Average
Heating/Cooling	HWBB/None
Energy Efficient Items	DoublePanels
Parking On/Off Site	No Garage
Porch/Patio/Deck	4 Porches
Fireplace	No FP
Fence	
Net Adjustment (Total)	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 1,800
Adjusted Sale Price of Comparables	Net -0.86% Gross 2.95% \$ 208,200
Adj. Price Per Unit (Adj. SP Comp / # of Comp Units)	\$ 104,100.00
Adj. Price Per Room (Adj. SP Comp / # of Comp Rooms)	\$ 23,133.33
Adj. Price Per Bedrm (Adj. SP Comp / # of Comp Bedrooms)	\$ 69,400.00
Value Per Unit \$107,000.00 X2	Units = \$214,000.00
Value Per Rm. \$ 22,000.00 X10	Rooms = \$220,000.00
Value Per GBA \$ 88.00 X2422	GBA = \$213,136.00
Value Per Bdrms \$ 55,000.00 X6	Bdrms = \$330,000.00
Summary of Sales Comparison Approach including reconciliation of the above indicators of value. All Comps adjusted for GBA @ \$15 per sf. Comps 2 and 3 adjusted for site size. The lack of similar sales within the past 6 months resulted in the use of Comp 2. Equal weight was placed on each comparable sale. The indicated value of the subject is well supported.	
Indicated Value by Sales Comparison Approach \$ 213,000	
Total gross monthly rent \$1700 X gross rent multiplier (GRM) 125 = \$ 212,500 Indicated value by the Income Approach	
Comments on income approach including reconciliation of the GRM Equal weight was placed on the GRM of each comparable sale.	
Indicated Value by: Sales Comparison Approach \$ 213,000 Income Approach \$212,500 Cost Approach (if developed) \$ 268,428	
This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair.	
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 213,000 as of 7/21/2008, which is the date of inspection and the effective date of this appraisal.	

ADDITIONAL COMMENTS

COST APPROACH TO VALUE

PUD INFORMATION

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) **Site value based on allocation method, which attributes approximately 33% of total value to site.**

ESTIMATED <input checked="" type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$	85,000
Source of cost data Builder Estimates	Dwelling 2422	Sq. Ft. @ \$100.00 = \$	242,200
Quality rating from cost service Avg. Effective date of cost data 7/08	Basement 1211	Sq. Ft. @ \$ 8.00 = \$	9,688
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	4 Porches		12,500
Reproduction Cost determined from local building estimates. Physical depreciation calculated by the Age/Life Method.	Garage/Carport	Sq. Ft. @ \$	= \$
	Total Estimate of Cost-New		= \$ 264,388
	Less Physical 31% Functional External		
	Depreciation 81960		=(81,960)
	Depreciated Cost of Improvements		= \$ 182,428
	"As-is" Value of Site Improvements		= \$ 1,000
Estimated Remaining Economic Life (HUD and VA only) 45 Years	Indicated Value By Cost Approach		= \$ 268,428

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☐ No Unit type(s) ☐ Detached ☐ Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal name of project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(s)

Was the project created by the conversion of an existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversionDoes the project contain any multi-dwelling units? ☐ Yes ☐ No Data source(s)Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion.Are the common elements leased to or by the Homeowners' Association? ☐ Yes ☐ No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities

This report form is designed to report an appraisal of a two- to four-unit property, including a two- to four-unit property in a planned unit development (PUD). A two- to four-unit property located in either a condominium or cooperative project requires the appraiser to inspect the project and complete the project information section of the Individual Condominium Unit Appraisal Report or the Individual Cooperative Interest Appraisal Report and attach it as an addendum to this report.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements, including each of the units. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property, including all units. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison and income approaches to value. I have adequate market data to develop reliable sales comparison and income approaches to value for this appraisal assignment. I further certify that I considered the cost approach to value but did not develop it, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature Stephan Bourque
 Name Stephan Bourque
 Company Name AppraisalOne
 Company Address 31 Maple Street
Hope Valley RI 02832
 Telephone Number 401-539-8187
 Email Address SBourque@cox.net
 Date of Signature and Report July 21, 2008
 Effective Date of Appraisal July 21, 2008
 State Certification # _____
 or State License # A00142L
 or Other (describe) _____ State # _____
 State RI
 Expiration Date of Certification or License 12/31/2009

ADDRESS OF PROPERTY APPRAISED
162 Woodbine Street
Pawtucket, RI 02860
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 213,000
 LENDER/CLIENT
 Name Atty. John B. Ennis
 Company Name _____
 Company Address 1200 Reservoir Avenue
Cranston RI 02920
 Email Address jbelaw@aol.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY

- ☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
 Date of Inspection _____
☐ Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES

- ☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
 Date of Inspection _____

Operating Income Statement**One- to Four-Family Investment Property and Two- to Four-Family Owner-Occupied Property**

woodbine162b

Property Address

Street **162 Woodbine St.** City **Pawtucket** State **RI** Zip Code **02860**

General Instructions: This form is to be prepared jointly by the loan applicant, the appraiser, and the lender's underwriter. The applicant must complete the following schedule indicating each unit's rental status, lease expiration date, current rent, market rent, and the responsibility for utility expenses. Rental figures must be based on the rent for an 'unfurnished' unit.

	Currently Rented		Expiration Date	Current Rent Per Month	Market Rent Per Month	Utility Expense	Paid By Owner	Paid By Tenant
Unit No. 1	Yes	No X	Owner	\$	\$	Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Unit No. 2	Yes X	No	MTM	\$ 600.00	\$ 800.00	Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Unit No. 3	Yes	No		\$	\$	Fuel Oil	<input type="checkbox"/>	<input type="checkbox"/>
Unit No. 4	Yes	No		\$	\$	Fuel(Other)	<input type="checkbox"/>	<input type="checkbox"/>
Total				\$ 600.00	\$ 800.00	Water/Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>
						Trash Removal	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The applicant should complete all of the income and expense projections and for existing properties provide actual year-end operating statements for the past two years (for new properties the applicant's projected income and expenses must be provided). This Operating Income Statement and any previous operating statements the applicant provides must then be sent to the appraiser for review, comment, and/or adjustments next to the applicant's figures (e.g., Applicant/Appraiser 288/300). If the appraiser is retained to complete the form instead of the applicant, the lender must provide to the appraiser the aforementioned operating statements, mortgage insurance premium, HOA dues, leasehold payments, subordinate financing, and/or any other relevant information as to the income and expenses of the subject property received from the applicant to substantiate the projections. The underwriter should carefully review the applicant's/appraiser's projections and the appraiser's comments concerning those projections. The underwriter should make any final adjustments that are necessary to more accurately reflect any income or expense items that appear unreasonable for the market. Real estate taxes and insurance on these types of properties are included in PITI and not calculated as an annual expense item.) Income should be based on current rents, but should not exceed market rents. When there are no current rents because the property is proposed, new, or currently vacant, market rents should be used.

Annual Income and Expense Projection for Next 12 months

Income (Do not include income for owner-occupied units)	By Applicant/Appraiser		Adjustments by Lender's Underwriter	
Gross Annual Rental (from unit(s) to be rented)	\$	9,600.00	\$	
Other Income (include sources) None	+		+	
Total	\$	9,600.00	\$	0
Less Vacancy/Rent Loss	-	480.00 (5 %)	-0	(%)
Effective Gross Income	\$	9,120.00	\$	0

Expenses (Do not include expenses for owner-occupied units)

Electricity	Tenant	
Gas	900.00	
Fuel Oil		
Fuel (Type-)		
Water/Sewer	350.00	
Trash Removal		
Pest Control		
Other Taxes or Licenses		
Casual Labor	100.00	
This includes the costs for public area cleaning, snow removal, etc., even though the applicant may not elect to contract for such services.		
Interior Paint/Decorating	100.00	
This includes the costs of contract labor and materials that are required to maintain the interiors of the living units.		
General Repairs/Maintenance	200.00	
This includes the costs of contract labor and materials that are required to maintain the public corridors, stairways, roofs, mechanical systems, grounds, etc.		
Management Expenses		
These are the customary expenses that a professional management company would charge to manage the property.		
Supplies	100.00	
This includes the costs of items like light bulbs, janitorial supplies, etc.		
Total Replacement Reserves - See Schedule on Pg. 2	420.00	
Miscellaneous		
Total Operating Expenses		
	\$ 2,170.00	\$

Replacement Reserve Schedule

Adequate replacement reserves must be calculated regardless of whether actual reserves are provided for on the owner's operating statements or are customary in the local market. This represents the total average yearly reserves. Generally, all equipment and components that have a remaining life of more than one year - such as refrigerators, stoves, clothes washers/dryers, trash compactors, furnaces, roofs, and carpeting, etc. - should be expensed on a replacement cost basis.

Equipment	Replacement Cost	Remaining Life	By Applicant/ Appraiser	Lender Adjustments
Stoves/Ranges	@ \$	Yrs. x	Units = \$	\$
Refrigerators	@ \$	Yrs. x	Units = \$	\$
Dishwashers	@ \$	Yrs. x	Units = \$	\$
A/C Units	@ \$	Yrs. x	Units = \$	\$
C. Washers/Dryers	@ \$	Yrs. x	Units = \$	\$
HW Heaters	@ \$ 350.00	-5 Yrs. x 1	Units = \$ 70.00	\$
Furnace(s)	@ \$ 1,500.00	-10 Yrs. x 1	Units = \$ 150.00	\$
(Other)	@ \$	Yrs. x	Units = \$	\$
Roof	@ \$ 2,000.00	-10 Yrs. x One Bldg. =	\$ 200.00	\$
Carpeting (Wall to Wall)				
		Remaining Life		
(Units)	Total Sq. Yds. @ \$	Per Sq. Yd. + Yrs. =	\$	\$
(Public Areas)	Total Sq. Yds. @ \$	Per Sq. Yd. + Yrs. =	\$	\$
Total Replacement Reserves. (Enter on Pg. 1)			\$ 420.00	\$ 0

Operating Income Reconciliation

\$ 9,120.00	- \$ 2,170.00	= \$ 6,950.00	+ 12 = \$ 579.16
Effective Gross Income	Total Operating Expenses	Operating Income	Monthly Operating Income
\$	- \$	= \$	
Monthly Operating Income	Monthly Housing Expense	Net Cash Flow	

(Note: Monthly Housing Expense includes principal and interest on the mortgage, hazard insurance premiums, real estate taxes, mortgage insurance premiums, HOA dues, leasehold payments, and subordinate financing payments.)

Underwriter's instructions for 2-4 Family Owner-Occupied Properties

- If Monthly Operating Income is a positive number, enter as 'Net Rental Income' in the 'Gross Monthly Income' section of Freddie Mac Form 65/Fannie Mae Form 1003. If Monthly Operating Income is a negative number, it must be included as a liability for qualification purposes.
- The borrower's monthly housing expense-to-income ratio must be calculated by comparing the total Monthly Housing Expense for the **subject property** to the borrower's stable monthly income.

Underwriter's instructions for 1-4 Family Investment Properties

- If Net Cash Flow is a positive number, enter as 'Net Rental Income' in the 'Gross Monthly Income' section of Freddie Mac Form 65/Fannie Mae Form 1003. If Net Cash Flow is a negative number, it must be included as a liability for qualification purposes.
- The borrower's monthly housing expense-to-income ratio must be calculated by comparing the total Monthly Housing Expense for the borrower's **primary residence** to the borrower's stable monthly income.

Appraiser's Comments (including sources for data and rationale for the projections)

The estimated rents, expenses and reserves have been evaluated by the appraiser and are deemed to be common and typical for the area.

Stephan Bourque/#A00142L
Appraiser Name

 2008
Appraiser Signature Date

Underwriter's Comments and Rationale for Adjustments

Underwriter Name

Underwriter Signature

Date

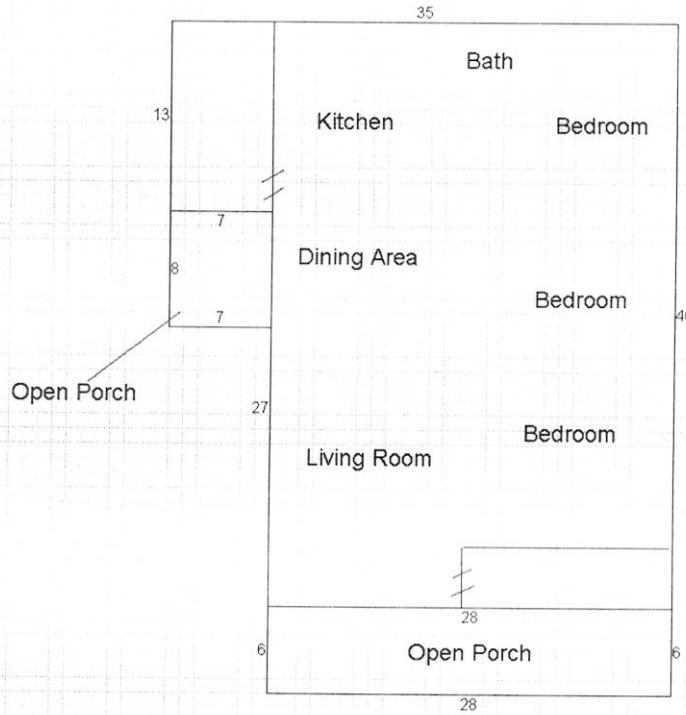
SKETCH ADDENDUM

Borrower **Martinez, Juan/Maria**
 Property Address **162 Woodbine Street**
 City **Pawtucket** County **Providence**
 State **RI** Zip Code **02860**
 Lender/Client **Atty. John B. Ennis, 1200 Reservoir Avenue, Cranston, RI 02920**

Layouts of Both
Units the Same

Calculations

28 X 40 X 2	= 2240
7 X 13 X 2	= 182
Total	= 2422



Not to Scale

Borrower: Martinez, Juan/Maria			
Property Address: 162 Woodbine Street			
City: Pawtucket	County: Providence	State: RI	Zip Code: 02860
Lender/Client: Atty. John B. Ennis, 1200 Reservoir Avenue, Cranston, RI 02920			

Only those items checked ☒ below apply to this report.**PURPOSE, FUNCTION, AND INTENDED USE OF THE APPRAISAL**

- ☐ The purpose of the appraisal is to provide an opinion of market value of the subject property as defined in this report, on behalf of the appraisal company facilitating the assignment for the referenced client as the intended user of this report. The only function of the appraisal is to assist the client mentioned in this report in evaluating the subject property for lending purposes. The use of this appraisal by anyone other than the stated intended user, or for any other use than the stated intended use, is prohibited.
- ☐ The purpose of the appraisal is to provide an opinion of market value of the subject property, as defined in this report, on behalf of the appraisal company facilitating the assignment for the referenced client as the intended user of this report. The only function of the appraisal is to assist the client mentioned in this report in evaluating the subject property for Real Estate Owned (REO) purposes. The use of this appraisal by anyone other than the stated intended user, or for any other use than the stated intended use, is prohibited.
- ☒ The purpose of this appraisal is to estimate fair market value, on behalf of the appraisal company facilitating the assignment for the referenced client as the intended user of this report. The only function of the appraisal is to assist the client mentioned in this report in evaluating the subject property for bankruptcy proceedings. The use of this appraisal by anyone other than the stated intended user, or for any other use than the stated intended use is prohibited.

TYPE OF APPRAISAL AND APPRAISAL REPORT

- ☒ This is a Complete Appraisal written in a Summary Report format and the USPAP Departure Rule has not been invoked.
- ☐ This is a Limited Appraisal written in a _____ Report format and the USPAP Departure Rule has been invoked as disclosed in the body or addenda of the report. The client has agreed that a Limited Appraisal is sufficient for its purposes.

SCOPE (EXTENT) OF REPORT

- ☒ The appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales, listings, and/or rentals within the subject market area. The original source of the comparables is shown in the Data Source section of the market grid along with the source of confirmation, if available. The original source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report nor used as a basis for the value conclusion. The extent of analysis applied to this assignment may be further imparted within the report, the Appraiser's Certification below and/or any other Statement of Limiting Conditions and Appraiser's Certification such as may be utilized within the Freddie Mac form 439 or Fannie Mae form 1004b (dated 6/93), when applicable.

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

- ☒ A reasonable marketing time for the subject property is 30 day(s) utilizing market conditions pertinent to the appraisal assignment.
- ☒ A reasonable exposure time for the subject property is 60 day(s).

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved, unless otherwise stated within the report.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have ☒ or have not ☐ made a personal inspection of the property that is the subject of this report. (If more than one person signs this report, this certification must clearly specify which individuals did and which individuals did not make a personal inspection of the appraised property.)
- No one provided significant professional assistance to the person signing this report. (If there are exceptions, the name of each individual providing significant professional assistance must be stated.)

NOTE: In the case of any conflict with a client provided certification (i.e., Fannie Mae or Freddie Mac), this revised certification shall take precedence.

- **Supervisory Appraiser's Certification:** If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 2-7 and 9 on the second page of the Freddie Mac Form 439 6-93/Fannie Mae Form 1004b 6-93, or the third page of Form 2055, and am taking full responsibility for the appraisal report.

APPRAISER'S AND SUPERVISORY APPRAISER'S SIGNATURE

APPRAISER:

Signature:

Name: **Stephan Bourque**Date the Report was Signed: **July 21, 2008**

State Certification #:

or State License #: **A00142L**State: **RI**Expiration Date of Certification or License: **12/31/2009**

SUPERVISORY APPRAISER (only if required):

Signature:

Name:

Date the Report was Signed:

State Certification #:

or State License #:

State:

Expiration Date of Certification or License:

- | | |
|---|--|
| <input type="checkbox"/> Did inspect subject property | <input type="checkbox"/> Inspected Comparables |
| <input type="checkbox"/> Interior & Exterior | <input type="checkbox"/> Interior & Exterior |
| <input type="checkbox"/> Exterior only | <input type="checkbox"/> Exterior only |

Photograph Addendum

Borrower Martinez, Juan/Maria		File No.	woodbine162b
Property Address 162 Woodbine Street			
City Pawtucket	County Providence		
State RI	Zip Code 02860		
Lender/Client Atty. John B. Ennis	Lender's Address 1200 Reservoir Avenue, Cranston, RI 02920		
Appraiser Stephan Bourque	Appraiser's Address 31 Maple Street, Hope Valley, RI 02832		



Subject Front



Subject Rear



Subject Street

Photograph Addendum

Borrower Martinez, Juan/Maria		File No.	woodbine162b
Property Address 162 Woodbine Street			
City Pawtucket		County Providence	
State RI		Zip Code 02860	
Lender/Cient Atty. John B. Ennis		Lender's Address 1200 Reservoir Avenue, Cranston, RI 02920	
Appraiser Stephan Bourque		Appraiser's Address 31 Maple Street, Hope Valley, RI 02832	



Comparable 1

799 Central Avenue
Pawtucket, RI

Sale Price \$ 210,000
Date of Sale 6/02/08
Age 113 years
GLA 2274



Comparable 2

118 Fountain St.
Pawtucket, RI

Sale Price \$ 210,000
Date of Sale 1/19/08
Age 108 years
GLA 2491



Comparable 3

92 India Street
Pawtucket, RI

Sale Price \$ 230,000
Date of Sale 1/29/08
Age 88 years
GLA 2940

